

Is It Agriculture? *International Building Code (IBC) Occupancy Groups Used for Commercial Farm Buildings*

When planning the construction of on-site farm buildings, regulatory determinations are guided by the applicable code requirements outlined below. It's important to recognize that farm structures can vary widely in form and function, and may encompass multiple International Building Code (IBC) occupancy classifications within a single facility

Uniform Construction Code (UCC)- N.J.A.C. 5:23-3.2(d)

- A commercial Farm building means any building located on a commercial farm which produces not less than \$2,500 worth of agricultural products annually which building's main use or intended use is related to the production of agricultural or horticultural products produced on that farm

N.J.S.A. 52:27D-121- Definitions

- Further defining 'commercial farm building': if more than 1,200 SF of the building's floor space is used for purposes other than its main use, the building shall not be considered a commercial farm building

The Right to Farm Act - N.J.S.A. 4:1C et seq. **Commercial Farm Eligibility**

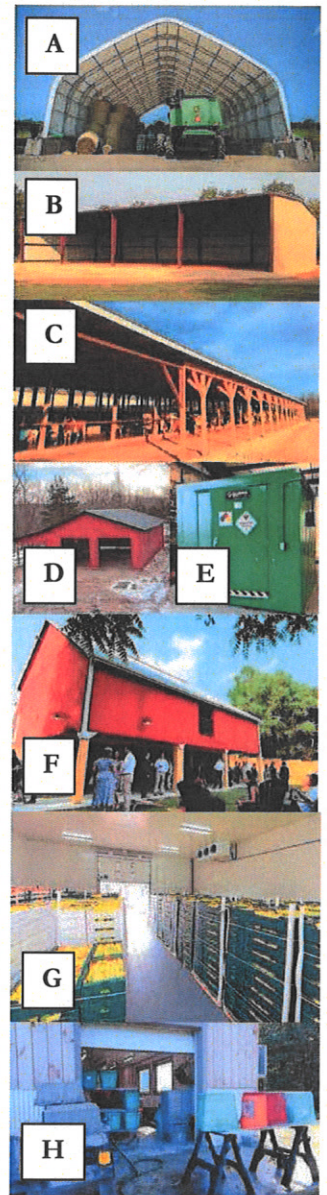
- Parcel of land containing 5 or more acres under production that produces \$2,500 worth of agricultural or horticultural products annually
- Parcel of land containing less than 5 under productions that produces \$50,000 worth of agricultural or horticultural products annually
- Beekeeping operation that produces \$10,000 worth of product annually

Farmland Assessment Act - N.J.S.A. 54:4-23.1-23.23

- Land actively devoted to agricultural or horticultural production, containing 5 or more acres and produces \$1,000 in gross sales for the first 5 acres annually

Common On-Farm Structures and their Occupancy Groups

Use Group	Description	Examples	Example Picture ID
U (Utility)	Low-hazard storage structures	Equipment sheds, simple storage barns	D, B, A, C
S-1 (Moderate-Hazard Storage)	Storage of moderately hazardous materials	Chemical storage, certain feedstocks	C, A
S-2 (Low-Hazard Storage)	Storage of noncombustible materials	Refrigerated produce storage	G
F-1 (Moderate-Hazard Factory)	Processing involving combustibles	Processing with heat or chemicals	H
F-2 (Low-Hazard Factory)	Non-combustible product processing	Washing/packing produce	H
H (High Hazard)	Storage of combustible, toxic or corrosive chemicals	Agricultural Chemical Storage Building	E
B (Business)/ M (Mercantile)	Office/admin space	Farm office, retail area	F
A-2/A-3 (Assembly)	Gathering of people	Farm event spaces, tasting rooms	F



NOTE: Pictures above are for example purposes, and do not provide all the use classifications that can occur on a farm-site(s)

FOR MORE INFORMATION CONTACT:

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